151.0	0002	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	582,500	/	582,500
USE VALUE:	582,500	/	582,500
ASSESSED:	582,500	/	582,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC NALLY JOHN P &
Owner 2:	WEST KATHLEEN M/TRUSTEES
Owner 3:	
Street 1:	22 CEDAR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC NALLY JOHN P -
Owner 2:	WEST KATHLEEN M -
Street 1:	22 CEDAR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .089 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3892.000	215,500	2,000	365,000	582,500
Total Card	0.089	215,500	2,000	365,000	582,500
Total Parcel	0.089	215,500	2,000	365,000	582,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.94 | /Parcel: 457.94

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100045
GIS Ref	
GIS Ref	
Insp Date	01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0018.0

!11843!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	215,500	2000	3,892.	365,000	582,500		Year end	12/23/2021
2021	101	FV	209,000	2000	3,892.	365,000	576,000		Year End Roll	12/10/2020
2020	101	FV	209,100	2000	3,892.	365,000	576,100	576,100	Year End Roll	12/18/2019
2019	101	FV	181,900	2000	3,892.	342,200	526,100	526,100	Year End Roll	1/3/2019
2018	101	FV	167,500	2000	3,892.	282,900	452,400	452,400	Year End Roll	12/20/2017
2017	101	FV	167,500	2000	3,892.	260,100	429,600	429,600	Year End Roll	1/3/2017
2016	101	FV	167,500	2000	3,892.	237,200	406,700	406,700	Year End	1/4/2016
2015	101	FV	157,900	2000	3,892.	232,700	392,600	392,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:13:15

LAST REV

Date	Time
11/29/21	15:47:50

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11843

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC NALLY JOHN P	62733-461		10/3/2013	Convenience	1	No	No		
MCNALLY JEANNE	28718-280		6/17/1998		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	100045
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
10/30/2008	Meas/Inspect	163	PATRIOT
8/31/2004	Meas/Inspect	BR	B Rossignol
10/24/2000	Hearing Chag	189	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Meas/Inspect	263	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3892		Sq. Ft.	Site		0	80.	1.17	9			Non-Con	-15					364,998						365,000	

Total AC/HA:	0.08935	Total SF/SM:	3892	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	364,998	Spl Credit		Total:	365,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35.6 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	54500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334606
Depreciation:	119120
Depreciated Total:	215486

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

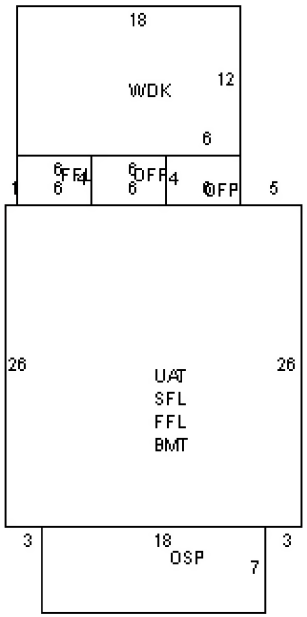
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.61
Special Features:	0	Val/Su Net:	88.25
Final Total:	215500	Val/Su SzAd	169.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	648	178.610	115,736
BMT	Basement	624	53.580	33,435
SFL	Second Floor	624	178.610	111,450
WDK	Deck	216	10.420	2,250
UAT	Upper Attic	156	71.440	11,145
OSP	Screen Porch	126	31.900	4,020
OFP	Open Porch	48	43.120	2,070

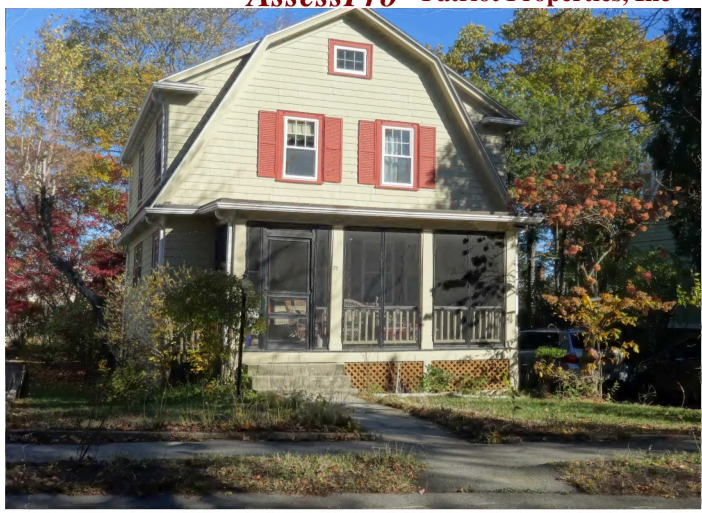
Net Sketched Area:		2,442	Total:		280,106
Size Ad	1272	Gross Area	2910	FinArea	1272

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	PR	1928	27.63	T	64	101			2,000			2,000

More: N	Total Yard Items:	2,000	Total Special Featues:		Total: 2,000